

OWNER-USER OR VALUE-ADD INVESTMENT OPPORTUNITY | RETAIL BUILDING FOR SALE

410 - 416 Frouche Ave | Perryville, AR 72126



BRANDON SHEARD

AGENT

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KELLEY COMMERCIAL
PARTNERS

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AVAILABLE FOR SALE

±9400 SF Multi-tenant retail building on ±1.0 acres

PRICE

\$423,000

COMMENTS

- ±1,200 SF occupied by the Arkansas Revenue Office, providing existing rental income
- ±8,200 SF available for lease to increase income or potential owner occupancy
- Attractive option for an owner-user seeking additional income from an existing tenant
- Pylon signage available for added visibility
- Built in 1989

DEMOGRAPHICS

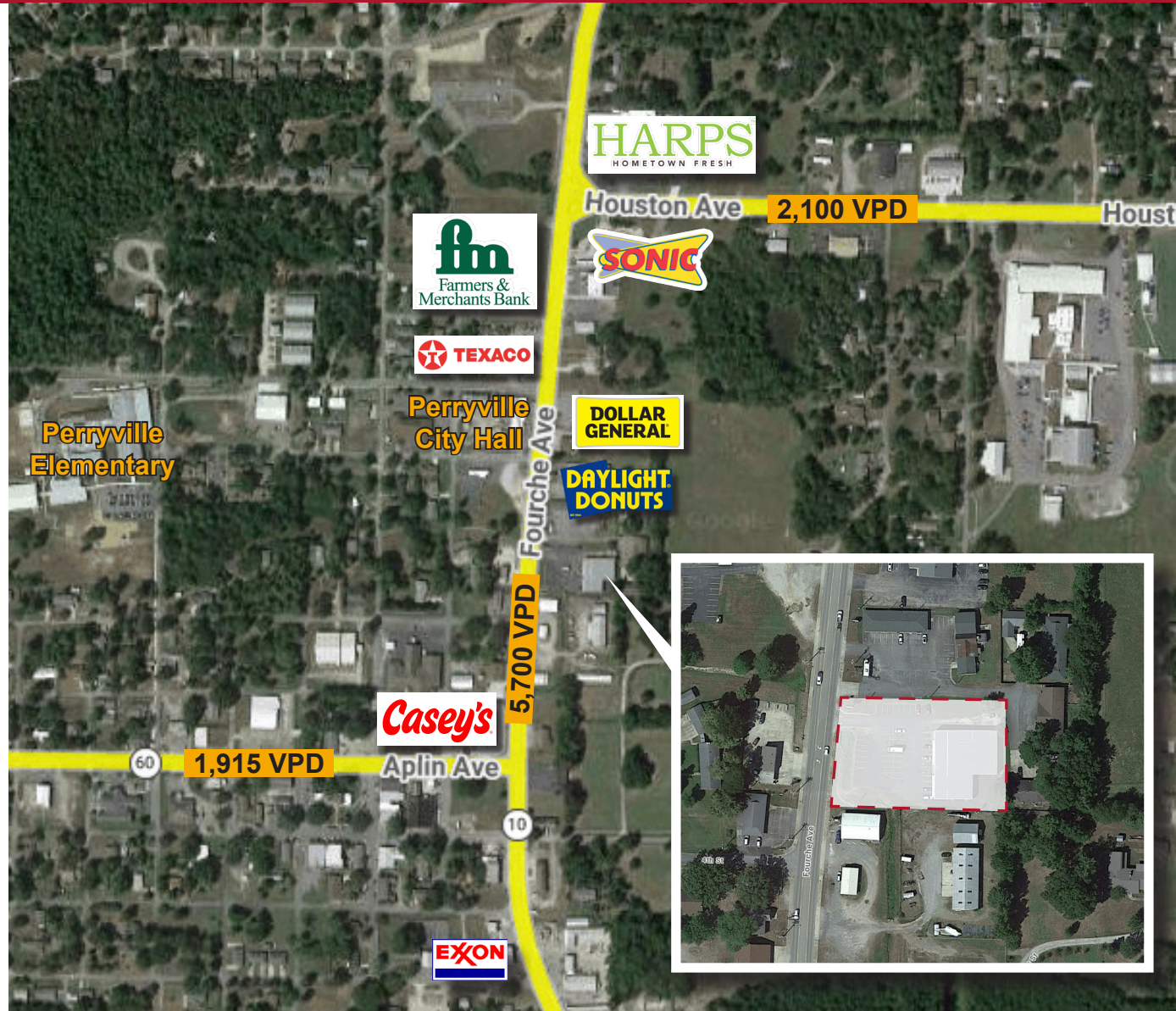
	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	1,298	2,572	4,121	9,750
AVERAGE HH INCOME	\$78,893	\$72,768	\$71,001	\$77,773
TOTAL HH	512	1,059	1,721	4,029

TRAFFIC COUNTS

Frouche Ave: 5,700 VPD

Houston Ave: 2,100 VPD

Alpin Ave: 1,915 VPD



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ABOUT KELLEY COMMERCIAL PARTNERS

Kelley Commercial Partners is a full-service commercial real estate firm providing the highest caliber of services to owners, investors, landlords, and tenants. We service clients with the focused attention that only a privately-owned local firm can offer. At Kelley Commercial Partners, we take pride in maintaining long-term relationships built on trust, resourcefulness, and reliability.



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BROKERAGE

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

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